



ATTACHMENT 04  
SAN LUIS OBISPO COUNTY  
**DEPARTMENT OF PUBLIC WORKS**  
Wade Horton, Director

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County Government Center, Room 206 • San Luis Obispo CA 93408 • (805) 781-5252

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Fax (805) 781-1229 email address: [pwd@co.slo.ca.us](mailto:pwd@co.slo.ca.us)



Date: March 7, 2016

To: Brandi Cummings, Project Planner

From: Tim Tomlinson, Development Services

**Subject: Public Works Comments on DRC2015-00057, Ernst MUP, Farmhouse Ln, SLO, APN 076-511-040**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

**Public Works Comments:**

- A. Project site may be located within the City of San Luis Obispo Sphere of Influence per Memorandum of Agreement (MOA) approved by the Board on October 18, 2005. City road impact fees may be applicable to this project.
  - B. The proposed project is within a drainage review area. Drainage plan is required to be prepared by a registered civil engineer and it will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review Chapter 22.52.110 of the Land Use Ordinance prior to future submittal of development permits.
  - C. The project meets the applicability criteria for Storm Water Management. Therefore, the project is required to submit a Storm Water Control Plan Application and Coversheet. The Storm Water Control Plan application and template can be found at:  
<http://www.slocounty.ca.gov/Assets/PL/Forms+and+Information+Library/Construction+Permit+Documents/Grading+and+Drainage+Documents/SWCP+Application+Pkg.pdf>
- The Post Construction Requirement (PCR) Handbook can be found at:  
[http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new\\_stormwater/PCR+Handbook+1.1.pdf](http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new_stormwater/PCR+Handbook+1.1.pdf)

**Recommended Project Conditions of Approval:****Access**

1. **At the time of application for construction permits**, public improvement plans shall be prepared in compliance with Section 22.54.03006 (Curbs, Gutters and Sidewalks) of the Land Use Ordinance and San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works. The plan/s is/are to include, as applicable:
  - a. Reconstruct, if necessary, all deteriorated or non-compliant curb, gutter, sidewalk and driveway property frontage improvements in accordance with County Public Improvement Standards. All new driveways shall be constructed to County B-3a standards.
  - b. Pedestrian easements as necessary to contain all sidewalk, driveway and curb ramp improvements that extend beyond the existing right-of-way. Offers are to be recorded by separate document with the County Clerk upon review and approval by Public Works.
  - c. Public utility plan, showing all existing utilities and installation of all new utilities to serve the site.
2. **At the time of application for construction permits**, the applicant shall enter into an agreement and post a deposit with the county for the cost of checking the improvement plans and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
3. **At the time of application for construction permits**, the applicant shall provide evidence to the Department of Planning and Building that onsite access road horizontal and vertical alignment and pavement structural sections have been designed and shall be constructed in conformance with Cal Fire standards and specifications back to the nearest maintained roadway.
4. **Prior to occupancy or final inspection**, a Registered Civil Engineer must certify to the Department of Public Works that the road improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All street improvements shall be completed prior to occupancy of any new structure.
5. **Prior to occupancy or final inspection**, all street improvements have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.

Drainage

6. **At the time of application for construction permits**, the applicant shall submit complete drainage plans and report prepared by a licensed civil engineer for review and approval in accordance with Section 22.52.110 (Drainage) of the Land Use Ordinance.
7. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.
8. **At the time of application for construction permits**, the applicant shall demonstrate that the project construction plans are in conformance with their Storm Water Control Plan.
9. **On-going condition of approval (valid for the life of the project)**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

Storm Water Control Plan

10. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to the LUO Section for Storm Water Management. Applicable projects shall submit a Storm Water Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Storm Water Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval.
11. **At the time of application for construction permits**, if necessary, the applicant shall submit a draft "Private Storm Water Conveyance Management and Maintenance System" exhibit for review and approval by the County.
12. **Prior to issuance of construction permits**, if necessary, the applicant shall record with the County Clerk the "Private Storm Water Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.



**Fw: DRC2015-00057 ERNST, South County E-Referral, MUP (San Luis Obispo)**

**Craig Piper** to: Brandi Cummings

12/03/2015 11:31 AM

Hi Brandi,

After reviewing the project referral I have a couple items that should be followed up on .

Due to the proximity to the airport, any vertical construction should undergo FAA review . This is to ensure the project doesn't create hazards to air navigation. The review by the FAA is free and can be initiated through their website at: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp> Approval of the permit should be contingent compliance with recommendations may by the FAA in their determination .

Also, the area where this project is taking place should already have an Avigation easement in place . However, if not, then the easement should be obtained. The project site is directly off the approach to runway 25 and is under the right downwind for runway 29. It will get overflight and noise associated with aircraft operations. The owners should already be aware of this .

If you have any questions please let me know.

Thank you,

Craig Piper  
Assistant Director  
Department of Airports  
County of San Luis Obispo  
805-781-4376

----- Forwarded by Craig Piper/GenSrvcs/COSLO on 12/03/2015 11:29 AM -----

From: Mail for PL\_Referrals Group  
To:  
Cc: Brandi Cummings/Planning/COSLO@Wings, Teresa Ditmars/Planning/COSLO@Wings  
Date: 11/25/2015 03:54 PM  
Subject: DRC2015-00057 ERNST, South County E-Referral, MUP (San Luis Obispo)  
Sent by: Teresa Ditmars

**San Luis Obispo County  
Planning & Building Department**

**DRC2015-00057 ERNST, South County E-Referral, MUP (San Luis Obispo)**

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This application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the project.

**Please comment on all issues that you see may be associated with this project.**

Please respond to this referral within 14 days of receiving this e-mail.

**Community Advisory Groups, please respond within 60 days of receiving this e-mail.**

Direct your comments to the planner, Brandi Cummings, 805-781-1006, [BCummings@co.slo.ca.us](mailto:BCummings@co.slo.ca.us)

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**Community Advisory Groups:** You will want to contact the applicant and/or agent for the project to request a presentation to your group, or simply to answer questions about the project. The telephone number and address for the applicant/agent are provided in the link below.

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[Direct Link to ERNST referral package.](#)

Link to webpage for all referral packages: <http://www.slocounty.ca.gov/planning/referrals.htm>

Web-Page Referral Form

Date: 11/25/2015

Planner: Brandi Cummings

Applicant Name: ERNST

Case Number: DRC2015-00057

Project Description: MUP

APN(s): 076-511-040

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**Referral Response:**

As part of your response to this referral, please answer the following questions. You may also choose to respond that you have no comments regarding the proposal.

**Agencies:**

Are there significant concerns, problems or impacts in your area of review?

If Yes, please describe the impacts along with any recommendations to reduce the impacts in your response.

**Community Advisory Groups:**

If your community has a "vision" statement in the Area Plan - does the community feel this project helps to achieve that vision? If No, please describe.

What does the community like or dislike about the project or proposal?

Is the project compatible with surrounding development, does it fit in well with its surroundings? If No, are there changes in the project that would make it fit in better?

Does the community believe the road(s) that provide access to the site is(are) already overcrowded?

Does the community wish to have a trail in this location?

If the proposal is a General Plan Amendment, does the community feel the proposed change would encourage other surrounding properties to intensify, or establish intense uses that would not otherwise occur?

Please make any other comments regarding the proposal.

Thank you,

Teresa Ditmars



**Re: DRC2015-00057 ERNST, South County E-Referral, MUP (San Luis Obispo)**

**Michael Stoker** to: Brandi Cummings  
Cc: Cheryl Journey, Martin Mofield

12/01/2015 12:57 PM

Brandi,

Please find Buildings comments for DRC2015-00057 below. Please let me know if you have any questions.

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed consists of a proposed parking lot and vehicle storage spaces with a 250 sq. ft office. A California State licensed design professional (Architect/Engineer) shall prepare plans in compliance with current codes adopted by the County of San Luis Obispo (2013 California Building Standards Codes and Title 19 of the SLO County Codes).

While a thorough plan review will be conducted at the time of the building permit application, the following items are noted to assist design review;

- 1) Provide plans for the office space. The plans need to clearly show the structural design to verify compliance with the 2013 California Building Code and referenced standards. The plans and supporting calculations will need to be prepared by a California Licensed Design Professional (Architect or Engineer) justifying the structural design
- 2) The accessibility elements throughout will need to be shown, detailed, and / or noted on the plans to verify compliance with CBC Chapter 11B. (i.e. accessible parking, path of travel, curb cuts, doors, electrical outlets, etc.)
- 3) Provide isometric / single line drawings for the electrical. Provide details for the parking lot light standards and show the electrical to the office building to verify compliance with the 2013 California Electrical code.
- 4) Please submit mechanical plans for the office showing the unit(s) being installed if provided.
- 5) Energy Calculations will need to be provided to verify compliance with current California Energy Code.
- 6) Compliance with the current California Green Building Code and County of San Luis Obispo Green Building Ordinance will need to be show on the plans.

Thanks

Michael Stoker

Building Division Supervisor, CAsp

805.781.1543

